

EXAMPLES OF TND AND MXD

Traditional Neighborhood Development ("TND")



Courtesy of: CNU.org



Courtesy of: Duany, Plater, Zybrek & Company

Mixed Use Development ("MXD")



Courtesy of: WS Planning



Courtesy of: Russell Mills Studio



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This document is provided as a courtesy and shall not constitute zoning regulations or permitted uses. Permitted uses should be verified within Sections 35-310 and 35-311 of the Unified Development Code.



BRIEF OVERVIEW

URBAN DEVELOPMENT (UD) ZONING

City South Management Authority (CSMA) has adopted unique zoning districts or "flexible districts" to encourage growth in the most efficient manner while maintaining the needs and goals of the community.

Urban Development (UD) district zoning, located closest to the City of San Antonio, encourages a mixture of commercial, single-family and multi-family residential development, with an emphasis on pedestrian and bicycle mobility between uses.

With the large range of allowable uses, development increases in value because consumers are able to walk from single-family homes to retail in relatively short distances. Allowing the developers flexibility to decide which use is best for each specific location ensures that land is developed efficiently.



Courtesy of: www.cnu.org

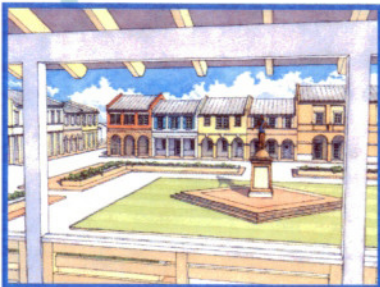
UD

Urban Development

OVERVIEW

Urban Development is for developers who wish to serve the public in high density areas in a variety of ways. In the denser regions of UD, the wide sidewalks and tight streets create a welcoming community environment for both residents and commercial entities. There are a wide range of possibilities within this zoning district. Uses allowed in this district include: office, retail, civic buildings and a wide range of residential living options.

Optional development patterns, including **mixed-use developments (MXD)** and **traditional neighborhood design (TND)**, outline basic requirements to ensure successful development in the area. With the mixed-use development style, a diverse range of businesses and residents can work closely to ensure stability in the area. The traditional neighborhood design guides development into combinations of commercial centers, single and multiple family neighborhoods and park space to ensure walkable, healthy and aesthetically pleasing communities.



Courtesy of: www.cnu.org



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OPTIONAL LAND USE PATTERNS

FLEXIBLE DEVELOPMENT PLAN ("FDP") –

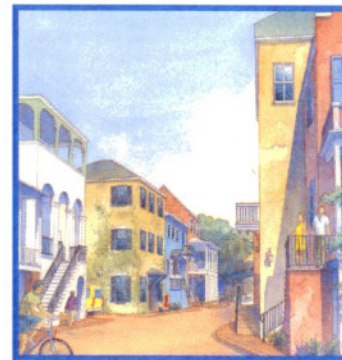
Permitted if parcels are greater than 20 acres in size, and one of the following two use patterns is chosen:

Traditional Neighborhood Development ("TND")

Requires a combination of commercial centers, single and multi family neighborhoods, and park space as outlined in UDC Section 35-207. Within this land-use pattern, commercial uses are permitted as long as they are in compliance with TND standards.

Mixed Use Development ("MXD")

Requires a mixture of commercial retail, commercial service, office, and residential uses within a 1/4 mile radius, as outlined in UDC Section 35-341(b). Within the land-use pattern, residential development is allowed and commercial buildings with footprints greater than 90,000 are also permitted along major intersections.



Courtesy of: www.cnu.org



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BASICS

1. SINGLE-FAMILY DEVELOPMENT IS ALLOWED

For projects over 5 acres, a mixture of housing types is required. Optional housing types which can be chosen include: duplexes, triplexes, cottages, garden homes, townhomes, apartments, and dwellings above non-residential space.

2. MULTI-FAMILY USES ARE PERMITTED

A density of 33 units per acre is permitted along arterials, main streets or boulevards. A density of 15 units per acre is permitted along collectors or avenues.

3. COMMERCIAL USES ARE PERMITTED, AS OUTLINED BELOW:

Commercial building footprint of 90,000 s.f. or greater – Permitted where the property is located fronting on and within 550 feet of the intersection of two major thoroughfares.

Commercial building footprint less than 90,000 s.f. –

Permitted on property which is located along and within 850 feet of the intersection of two major thoroughfares.

Commercial building footprint of 6,000 s.f. or less –

Permitted on property which is along and within 200 feet of the intersection of two collector streets or avenues. In addition, the depth of the building footprint should be a maximum of 150 feet, and there are no drive-through uses allowed.

ADDITIONAL REQUIREMENTS

- A 300 foot riparian protection buffer is required along waterways, within these areas a density bonus of 120 percent of the base zoning density is allowed
- No gated streets or developments are allowed
- Parking, loading, and building setback standards ensure a development pattern that commercial and residential development is located adjacent to and fronting onto the street
- The majority of parking spaces in commercial and residential uses are located on the side or to the rear of the main structures to provide safe, accessible streetscapes with convenient sidewalks for pedestrians

COMMUNITY GOALS

- Through zoning, encourage intense development in and near neighborhood centers with less intensive development between neighborhood centers
- Encourage patterns of urban development that provide a full range of housing choices and promote a sense of community, urban vitality, and efficient provision of infrastructure
- Apply strategies which will create accessible, safe, and stimulating streetscapes, existing and new
- Create streetscapes which emphasize both pedestrians and vehicles.
- Develop a safe and convenient pedestrian travel network with sidewalks, walkways, and trails integrated into the transportation system and neighborhood centers.



DEVELOPER BENEFITS

Many studies have determined the specific benefits of Smart Growth Communities, like City South. Benefits to the developer and residents include:

- More sales revenue per square foot, and higher property values and selling prices
- Cost savings in parking facilities in mixed-use properties due to sharing of spaces throughout the day and night, resulting in less duplication in providing parking
- Less need for parking facilities due to mix of residences and commercial uses within walking distance of each other
- Lower cost of utilities due to compact nature of the design
- Faster sell out due to greater acceptance by consumers from a wider product range resulting in wider market share
- Stability ensured by the mix of incomes, housings styles and town centers in close proximity
- Meeting the baby boomer's need for small lot sizes and attached units which are demanded at increasing rates
- Meet the growing demand for Traditional Neighborhood Design, as a result earn higher returns on the initial investment
- Residents are willing to pay more for evenly distributed mixed land uses in the neighborhood

Source: Association for the New Urbanism in Pennsylvania

UD

Urban Development

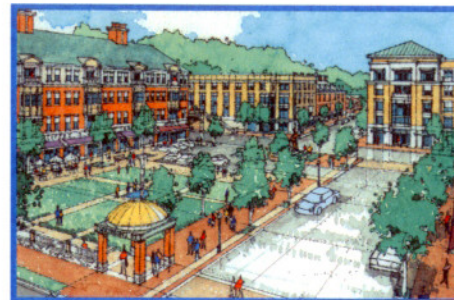
EXAMPLES OF PERMITTED USES

PERMITTED USES – single family dwellings, townhomes, multi family dwellings, assisted living centers, car-washes, hotels, offices, convenience stores, grocery stores, restaurants, bakeries, bookstores, bed and breakfast, churches, antique stores, apparel retail shops, art galleries, hobby stores, florists, gift shops, jewelry stores, music stores, newsstands, pet shops

USES ALLOWED WITH A SPECIFIC USE PERMIT (requires zoning change) - day care centers, transit stations, bars/taverns, auto repair shops, funeral homes, commercial tennis, racquetball or handball courts

USES NOT PERMITTED – manufactured homes, fairgrounds, equestrian centers, stockyards, general manufacturing, orchards, ranches, farmers markets, recreational vehicle parks

Note – Some uses within “UD” zoning may or may not be permitted depending on the size of the building footprint. **Verify with UDC Sections 35-310 & 35-311.**



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